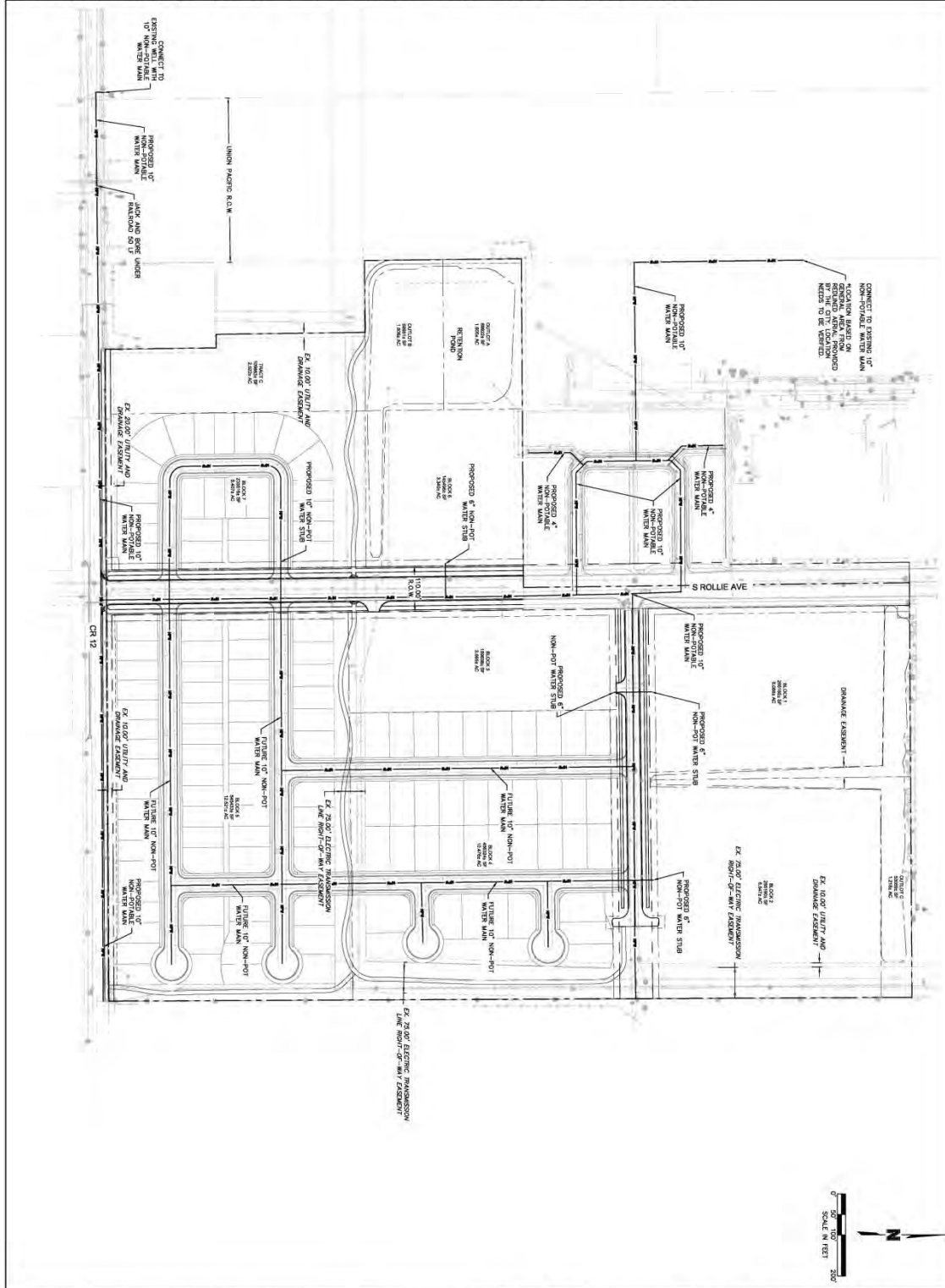


EXHIBIT D Capital Improvements Plan

Non-Potable Water System

DWG: F:\2018\1501-2007\018-1732\00-Design\A\BIBS\A-C_NONPOT_B1732.dwg USER: mshiba
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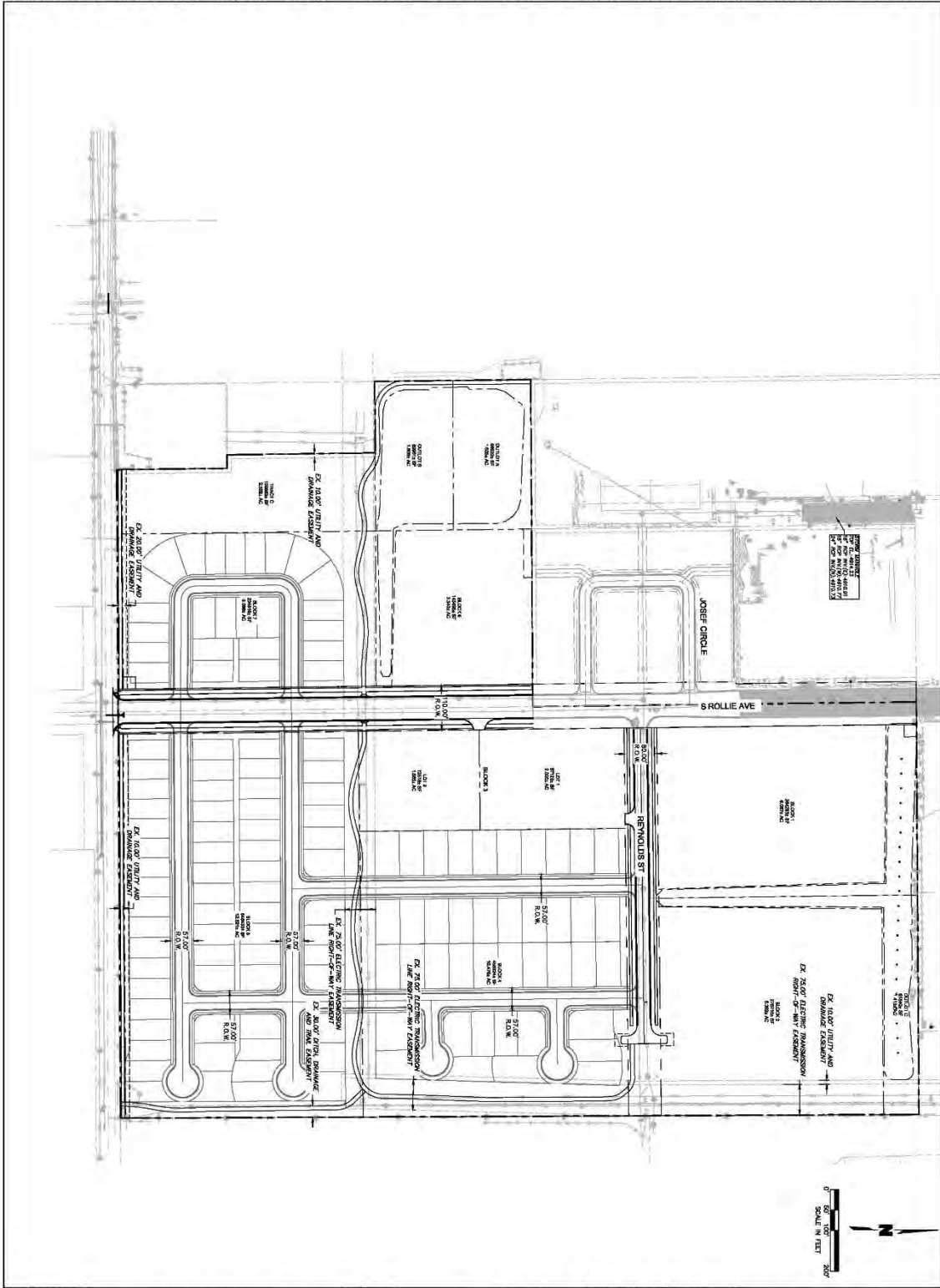


<p style="text-align: center;">NON-POTABLE WATER SCHEMATIC PLAN</p> <p style="text-align: center;">LUPTON VILLAGE</p> <p style="text-align: center;">FORT LUPTON, CO</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">REV. NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">REVISIONS DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV. NO.	DATE	REVISIONS DESCRIPTION				<p style="text-align: center;">811</p> <p style="text-align: center;">Call before you dig</p> <p style="text-align: center;">1-800-4-A-DIG</p> <p style="text-align: center;">www.811.org</p>	<p style="text-align: center;">olsson</p> <p style="text-align: center;">1880 Fall River Drive, Suite 200 Loveland, CO 80538</p> <p style="text-align: center;">TEL: 970.461.7733 FAX: 970.635.9709 www.olsson.com</p>
REV. NO.	DATE	REVISIONS DESCRIPTION							
<p>SHEET 1 OF 1</p>	<p>2019</p>	<p>REVISIONS</p>	<p>NO DESIGN REVISIONS TO BE MADE</p> <p>THIS PLAN IS THE PROPERTY OF OLSSON ENGINEERING AND CONSULTING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF OLSSON ENGINEERING AND CONSULTING, INC.</p>						

EXHIBIT D (cont.) Capital Improvements Plan

Streets

DWG: F:\2018\1501-2000\1018-1732\40-Design\Exhibits\C-UTILITY_0181732.dwg USER: mgbbas
 DATE: Dec 30, 2019 2:42pm XREFS: c_pbase_81732 c_putil_81732 c_block_81732 c_block_81732 c_block_81732 c_block_81732 c_block_81732 c_block_81732 c_block_81732 c_block_81732 c_block_81732 c_block_81732

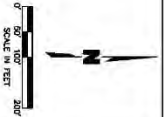
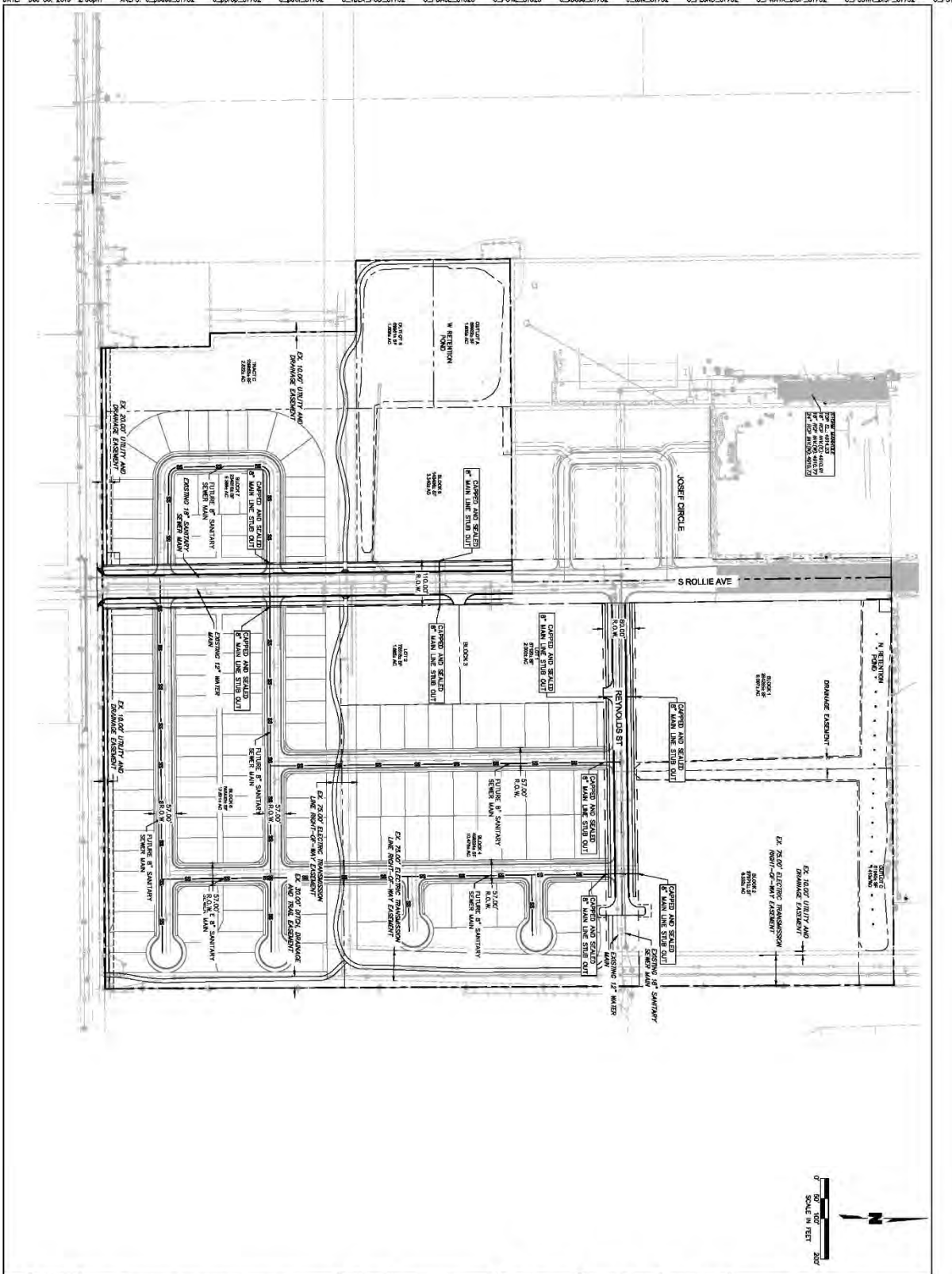


<p>1 OF 1 SHEET</p>	<p>STREET SCHEMATIC PLAN</p> <p>LUPTON VILLAGE</p> <p>FORT LUPTON, CO</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">REV. NO.</th> <th style="width: 15%;">DATE</th> <th style="width: 80%;">REVISION DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV. NO.	DATE	REVISION DESCRIPTION				<p>olsson</p> <p>1881 Hill River Drive, Suite 200 Loveland, CO 80538</p> <p>TEL: 970.461.7733 FAX: 970.835.3706 www.olsson.com</p>
REV. NO.	DATE	REVISION DESCRIPTION							

EXHIBIT D (cont.) Capital Improvements Plan

Sanitary Sewer

DWG: F:\2019\1501-2000\018-1732\40-Design\Exhibit\C_UTILITY_D181732.dwg USER: mgbbe
 DATE: Dec 30, 2019 2:50pm XREFS: c_pbase_81732 c_putil_81732 c_teluk_fud_81732 c_pbase_81325 c_putil_81325 c_xbom_81732 c_tell_81732 c_plgnd_81732 c_pwatr_disp_81732 c_psswr_disp_81732 c_pst

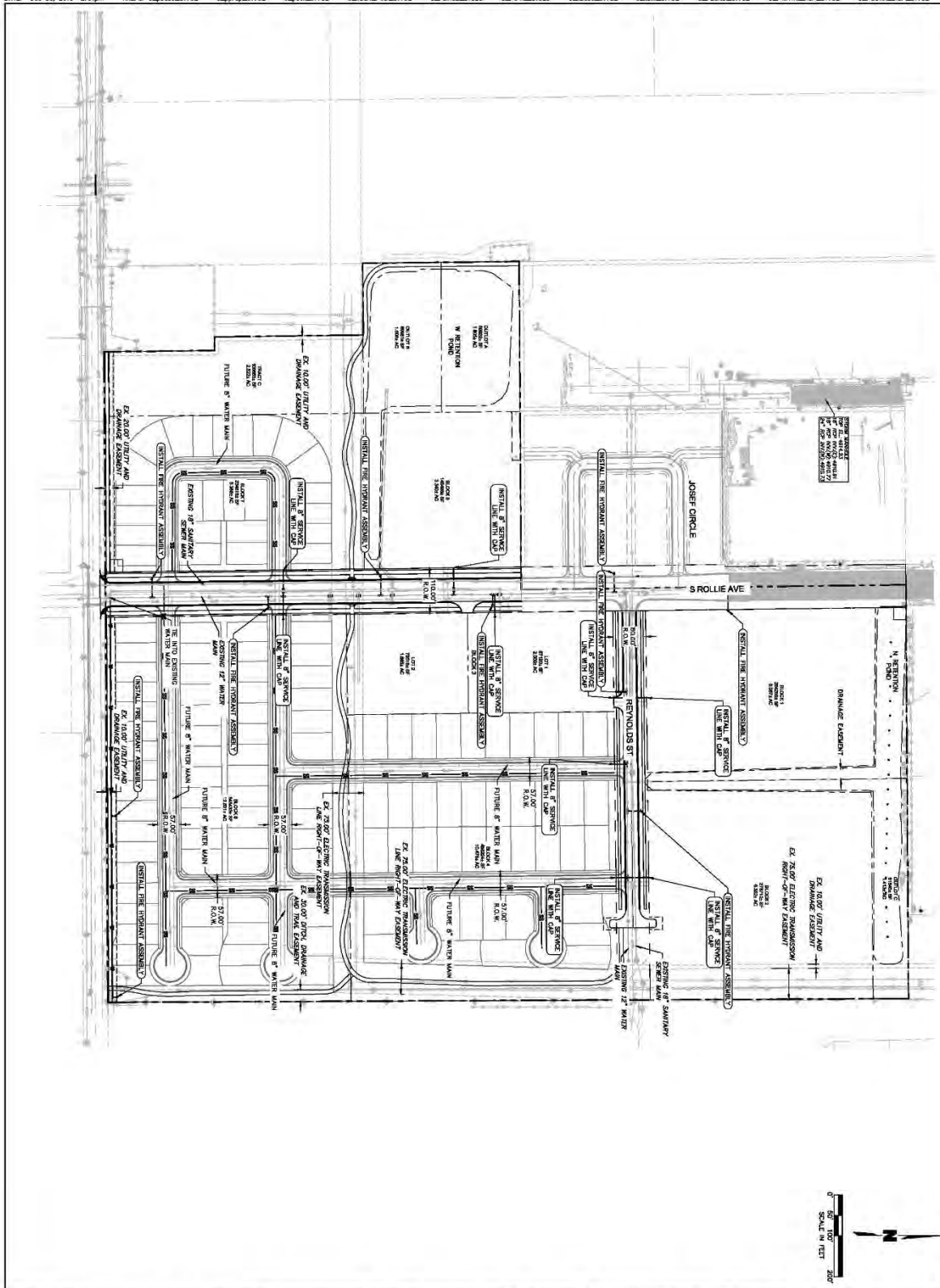


<p style="text-align: center;">SANITARY SEWER SCHEMATIC PLAN</p> <p style="text-align: center;">LUPTON VILLAGE</p> <p style="text-align: center;">FORT LUPTON, CO</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">REV. NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">REVISIONS DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV. NO.	DATE	REVISIONS DESCRIPTION										<p style="font-size: small;">Items which follow shall be in accordance with the latest edition of the following codes and standards unless otherwise specified:</p> <ul style="list-style-type: none"> 1. Sanitary Sewer: 811 2. Storm Sewer: 811 3. Electric: 811 4. Gas: 811 5. Water: 811 6. Fire: 811 7. Communications: 811 8. Other: 811 	<div style="text-align: right;"> <p>olsson</p> <p style="font-size: x-small;">1880 Fall River Drive, Suite 200 Loveland, CO 80538</p> <p style="font-size: x-small;">TEL 970.461.7733 FAX 970.636.5709 www.olsson.com</p> </div>
REV. NO.	DATE	REVISIONS DESCRIPTION													
<p>SHEET 1 OF 1</p>	<p>2019</p>	<p>REVISIONS</p>	<p>811</p>												

EXHIBIT D (cont.) Capital Improvements Plan

Potable Water System

DWG: F:\2019\1501-2000\018-1732\40-Design\Exh-D\Exh-D\UTILITY_0181732.dwg USER: mglobe
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WATER SCHEMATIC PLAN LUPTON VILLAGE FORT LUPTON, CO	2019	REVISIONS	Call before you dig. 811
SHEET 1 OF 1 DATE: 12/30/2019 TIME: 2:51:00 PM USER: mglobe	DATE: 12/30/2019 TIME: 2:51:00 PM USER: mglobe	DATE: 12/30/2019 TIME: 2:51:00 PM USER: mglobe	DATE: 12/30/2019 TIME: 2:51:00 PM USER: mglobe

1880 Fall River Drive, Suite 200
 Loveland, CO 80538
 TEL: 970.481.7733
 FAX: 970.635.3759
www.olsson.com

EXHIBIT D - Capital Improvements Plan (cont.)

OPINION OF PROBABLE COST

STAGE	FINAL	Public Improvements				
TASK #	CATEGORY	QUANTITY	UNIT	UNIT PRICE	CURRENT TOTAL	
22000	REIMBURSABLES FOR HALIBURTON SANITARY & WATER					
	Sanitary and Water Reimbursement Fee	356	EA	\$3,000.00	\$1,068,000.00	
	22000 TOTAL				\$1,068,000.00	
22200	DEMOLITION					
	Paving - Asphalt	186	SF	\$2.40	\$446.40	
	Paving - Gravel	8,529	SF	\$1.20	\$10,234.80	
	Curb & Gutter	12	LF	\$6.00	\$72.00	
	Paving - Marking	5	LF	\$1.20	\$6.00	
	Chain Link Fence	185	LF	\$3.80	\$699.00	
	Fence Gate	1	EA	\$180.00	\$180.00	
	Natural Gas Line	326	LF	\$4.80	\$1,564.80	
	Bollard / Sign	3	EA	\$1,200.00	\$3,600.00	
	SUBTOTAL				\$16,770.00	
	Contingency	10%			\$1,677.00	
	22200 TOTAL				\$18,447.00	
22300	SEDIMENT/EROSION CONTROL					
	Silt Fence	8,158	LF	\$6.00	\$48,948.00	
	Vehicle Tracking Control (Construction Entrance/Exit)	8	EA	\$2,400.00	\$19,200.00	
	Rip Rap	1	EA	\$102.00	\$102.00	
	Inlet Protection	13	EA	\$270.00	\$3,510.00	
	Tree Protection	15	EA	\$270.00	\$4,050.00	
	Erosion Control Blanket	298	SY	\$6.00	\$1,788.00	
	Maintenance of BMPs	1	LS	\$9,600.00	\$9,600.00	
	Sediment Control Log	9,481	LF	\$6.00	\$56,886.00	
	Concrete Washout	8	EA	\$1,200.00	\$9,600.00	
	Rock Sock	16	EA	\$150.00	\$2,400.00	
	Stabilized Staging Area	8	EA	\$1,200.00	\$9,600.00	
	SUBTOTAL				\$165,684.00	
	Contingency	10%			\$16,568.40	
	22300 TOTAL				\$182,252.40	
22400	EARTHWORK					
	Site Clearing	57.27	AC	\$3,000.00	\$171,810.00	
	1/2 Retention Pond Construction	25,427	CY	\$8.40	\$213,586.80	
	Cut/Fill Onsite	27,367	CY	\$8.40	\$229,882.80	
	SUBTOTAL				\$615,279.60	
	Contingency	10%			\$61,527.96	
	22400 TOTAL				\$676,807.56	
22500	NON-POTABLE WATER					
	10" PVC Pipe	7,710	LF	\$72.00	\$555,120.00	
	8" PVC Pipe	2,572	LF	\$52.00	\$133,744.00	
	4" PVC Pipe	900	LF	\$12.60	\$11,340.00	
	Irrigation Water Meter (3/4")	130	EA	\$1,080.00	\$140,400.00	
	10" Gate Valve	36	EA	\$1,200.00	\$43,200.00	
	10" X 10" Tee w/restraint	8	EA	\$720.00	\$5,760.00	
	Jack/Bore under Railroad ROW	25	LF	\$576.00	\$14,400.00	
	10" PVC Pipe Precautionary Installation (CR-12)	835	LF	\$98.00	\$80,980.00	
	10" X 10" Cross	3	EA	\$1,440.00	\$4,320.00	
	Traffic Control	1	EA	\$900.00	\$900.00	
	Jack/Boring Pit Prep & Mobilization	1	LS	\$4,200.00	\$4,200.00	
	SUBTOTAL				\$974,524.00	
	Contingency	10%			\$97,452.40	

EXHIBIT D - Capital Improvements Plan (cont.)

OPINION OF PROBABLE COST

STAGE	FINAL	Public Improvements				
TASK #	CATEGORY	QUANTITY	UNIT	UNIT PRICE	CURRENT TOTAL	
		22500 TOTAL			\$1,071,976.40	
22600	STORMWATER					
	18" Pipe - RCP	1,358	LF	\$168.00	\$228,144.00	
	24" Pipe - RCP	212	LF	\$180.00	\$38,160.00	
	30" Pipe - RCP	573	LF	\$210.00	\$120,330.00	
	36" Pipe - RCP	435	LF	\$222.00	\$96,570.00	
	42" Pipe - RCP	181	LF	\$234.00	\$42,354.00	
	60" Pipe - RCP	269	LF	\$318.00	\$85,542.00	
	36" Drywell Structure	39	EA	\$3,000.00	\$117,000.00	
	Storm Inlet Structures (TYPE D 5' GRATE INLET)	2	EA	\$6,780.00	\$13,560.00	
	Storm Inlet Structures (TYPE R 5' CURB INLET)	8	EA	\$5,180.00	\$41,280.00	
	Storm Inlet Structures (TYPE R 10' CURB INLET)	2	EA	\$7,800.00	\$15,600.00	
	Storm Inlet Structures (TYPE R 15' CURB INLET)	2	EA	\$16,820.00	\$33,640.00	
	ADS 18" Dome Landscape Inlet	3	EA	\$1,800.00	\$5,400.00	
	48" Storm Manhole	2	EA	\$4,200.00	\$8,400.00	
	54" Storm Manhole	1	EA	\$4,800.00	\$4,800.00	
	60" Storm Manhole	1	EA	\$5,400.00	\$5,400.00	
	72" Storm Manhole	1	EA	\$6,600.00	\$6,600.00	
	84" Storm Manhole	1	EA	\$8,400.00	\$8,400.00	
	96" Storm Manhole	1	EA	\$10,800.00	\$10,800.00	
	108" Storm Manhole	2	EA	\$1,280.00	\$2,520.00	
	60" RCP Flared End Section	1	EA	\$3,600.00	\$3,600.00	
		SUBTOTAL			\$888,300.00	
		Contingency 10%			\$88,830.00	
		22600 TOTAL			\$977,130.00	
22700	WATER					
	8" PVC Water Pipe	5,151	LF	\$60.00	\$309,060.00	
	Fire Hydrant	9	EA	\$6,000.00	\$54,000.00	
	Domestic Water Meter (3/4")	356	EA	\$1,080.00	\$384,480.00	
		SUBTOTAL			\$747,540.00	
		Contingency 10%			\$74,754.00	
		22700 TOTAL			\$822,294.00	
22800	SANITARY SEWER					
	Sewer Line 8" Pipe	4,312	LF	\$ 80.00	\$258,720.00	
	48" Manhole	26	EA	\$ 4,200.00	\$109,200.00	
	Connect to Sewer main	157	EA	\$ 1,200.00	\$188,400.00	
		SUBTOTAL			\$556,320.00	
		Contingency 10%			\$55,632.00	
		22800 TOTAL			\$611,952.00	
23200	LANDSCAPING, SCREENING & AMENITIES					
	Lawns & Grasses (Sod)	169,618	SF	\$0.60	\$101,770.80	
	Trees	382	EA	\$300.00	\$114,600.00	
		SUBTOTAL			\$216,370.80	
		Contingency 10%			\$21,637.08	
		23200 TOTAL			\$238,007.88	
23300	SITE CONCRETE					
	8" Standard Duty Portland Cement Concrete Paving	48	SY	\$84.00	\$4,032.00	
	8" Sidewalk	18,855	SY	\$60.00	\$1,131,300.00	
		SUBTOTAL			\$1,129,332.00	
		Contingency 10%			\$112,333.20	
		23300 TOTAL			\$1,235,665.20	
23500	ROAD IMPROVEMENTS					

EXHIBIT D - Capital Improvements Plan (cont.)

OPINION OF PROBABLE COST

STAGE	FINAL	Public Improvements				
TASK #	CATEGORY	QUANTITY	UNIT	UNIT PRICE	CURRENT TOTAL	
	ADA/Pedestrian Ramp	27	EA	\$900.00	\$25,920.00	
	6" Vertical Curb & 24" Gutter	9,462	LF	\$24.00	\$227,088.00	
	6" Hot Bituminous Asphalt Pavement	9,078	TON	\$216.00	\$1,960,756.76	
	8" Class 6 Aggregate Base Course	14,681	TON	\$48.00	\$704,870.44	
	Intersection Traffic Signal	1	EA	\$450,000.00	\$450,000.00	
	HAWK Pedestrian Beacon Signal	1	EA	\$112,000.00	\$112,000.00	
	Pavement Striping	3,569	LF	\$6.60	\$2,141.40	
	Signage	23	EA	\$600.00	\$13,800.00	
	Traffic Control	1	LS	\$18,000.00	\$18,000.00	
	SUBTOTAL				\$3,514,376.60	
	Contingency 10%				\$351,437.66	
	23500 TOTAL				\$3,865,814.26	

Total without Contingency	\$9,886,497
Total Contingency (Reimbursables not included)	\$881,850
Total	\$10,768,347